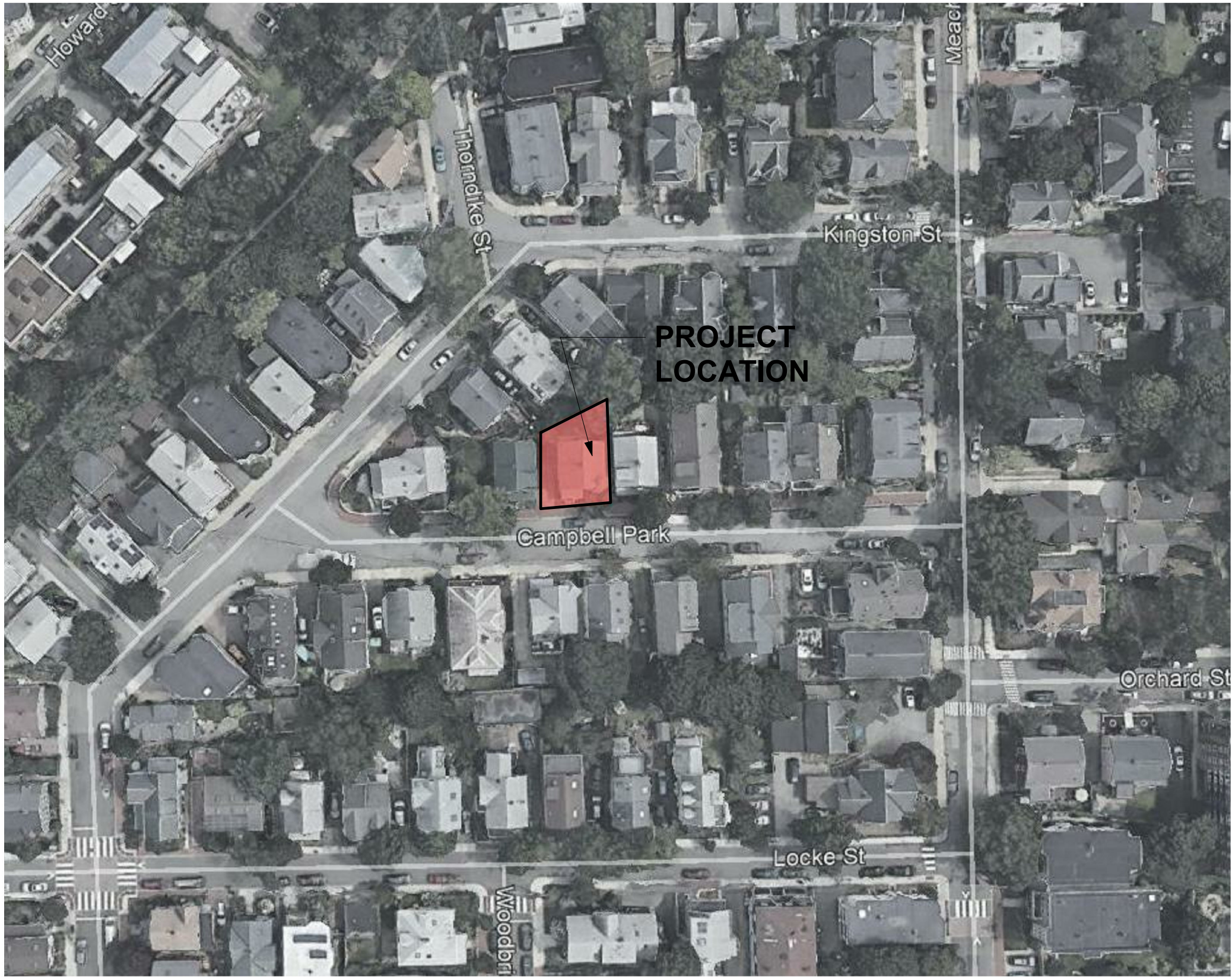


DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
O-Cover		
A-000	COVER SHEET	06/11/2020
I-Civil		
C-1	EXISTING PLOT PLAN	03/23/2020
2-Architectural		
A-015	AREA CALCULATIONS	06/11/2020
A-020	ARCHITECTURAL SITE PLAN	06/11/2020
EX-100	EXISTING CONDITIONS	06/11/2020
A-100	BASEMENT, FIRST & SECOND FLOOR PLAN	06/11/2020
A-101	THIRD FLOOR & ROOF PLAN	06/11/2020
A-300	ELEVATIONS	06/11/2020

LOCUS MAP



PROJECT:
15 CAMPBELL PARK RESIDENCY

PROJECT ADDRESS:
15 CAMPBELL PARK,
SOMERVILLE, MASSACHUSETTS

ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

OWNER
MIKE TOKATLYAN
ADDRESS:
100 TRADECENTER DR, SUITE G700
WOBURN, MA 01803

CIVIL
PETER NOLAN & ASSOCIATES, LLC
ADDRESS:
80 JEWETT ST, SUITE 2
NEWTON, MA 02458

SHPC SUMISSION
06/11/2020

PROJECT NAME

15 CAMPBELL PARK

PROJECT ADDRESS

15 CAMPBELL PARK
SOMERVILLE, MA

CLIENT

MIKE TOKATLYAN

ARCHITECT



KHALSA

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TELEPHONE: 617-591-8682

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REGISTRATION



Project number20015
Date06/11/2020
Drawn byDM
Checked byJSK
Scale

REVISIONS

No.	Description	Date

COVER SHEET

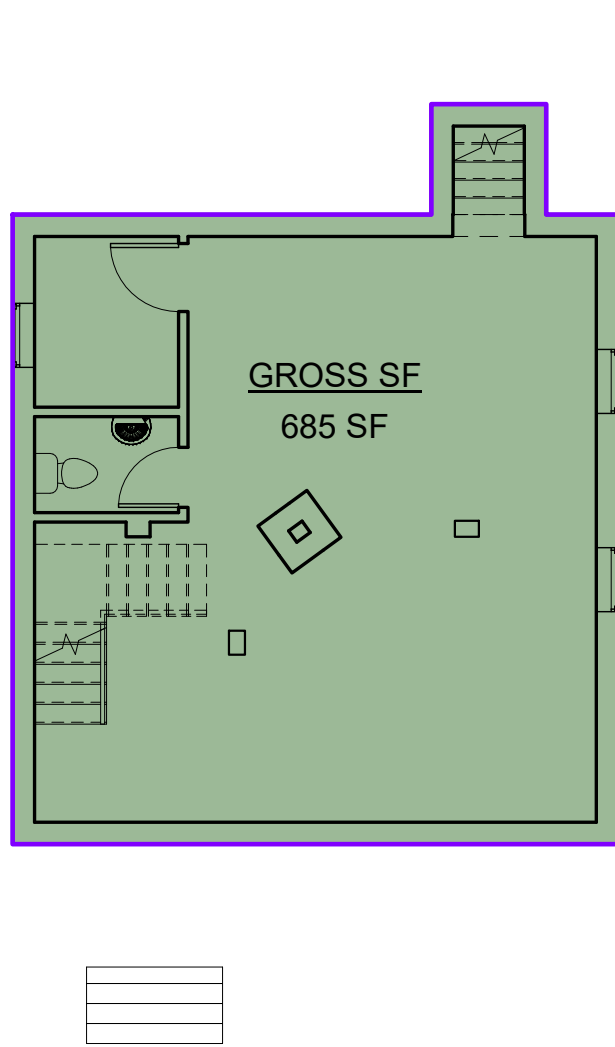
A-000

15 CAMPBELL PARK

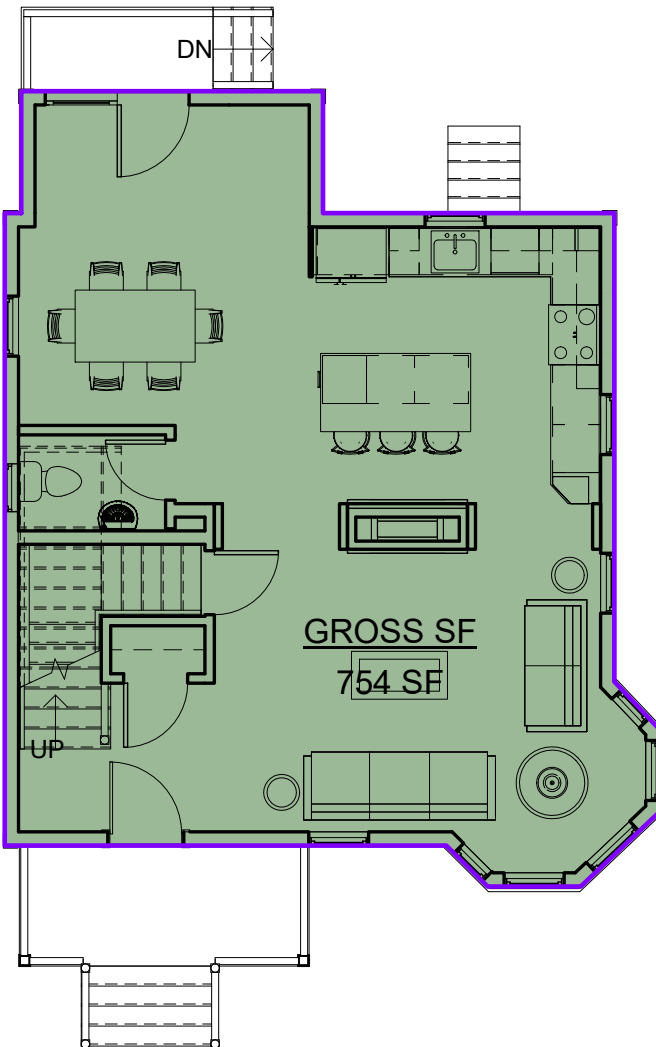
\\ITKG-SERVER\\Data\\20\\2015_Mike_T_15 Campbell Park- Somerville\\03 Drawings\\00_ARCH_SD_DD\\20015_15 Campbell Park_2020.06.09_ Revised Attc 3.rvt 6/11/2020 11:47:32 AM

Building Area Legend

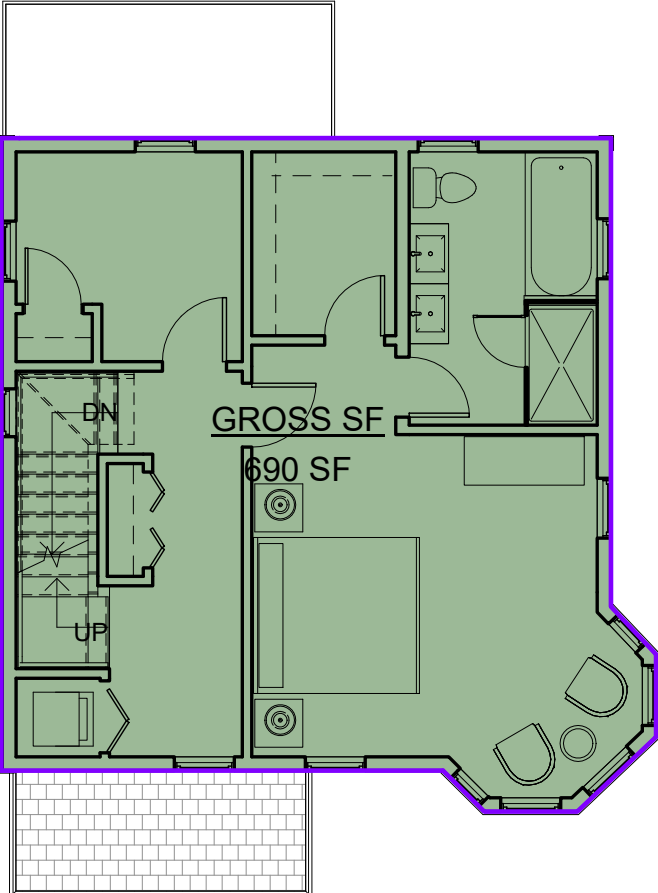
Gross Building Area



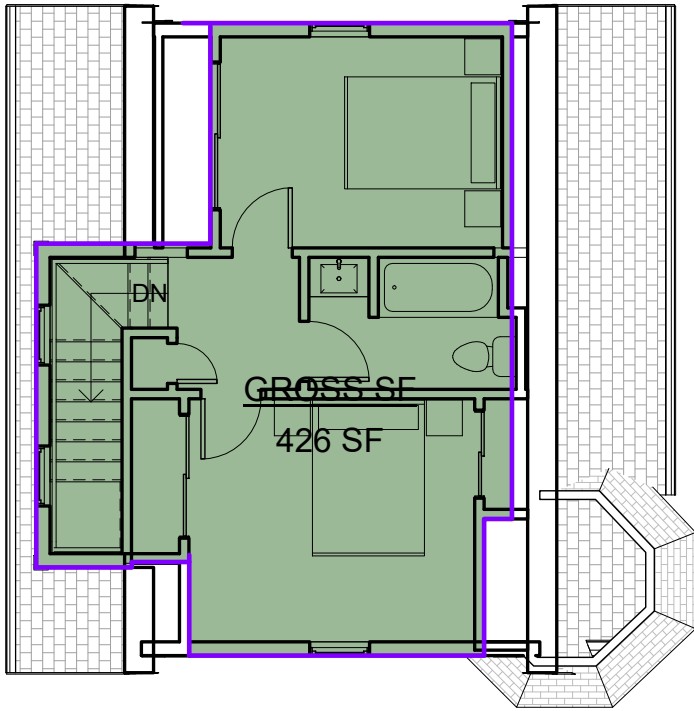
1 BASEMENT
1/8" = 1'-0"



2 1ST FLOOR
1/8" = 1'-0"



3 2ND FLOOR
1/8" = 1'-0"



4 3RD FLOOR
1/8" = 1'-0"

Area Schedule (Gross...	
Level	Area

BASEMENT	685 SF
1ST FLOOR	754 SF
2ND FLOOR	690 SF
3RD FLOOR	426 SF
	2555 SF

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Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date

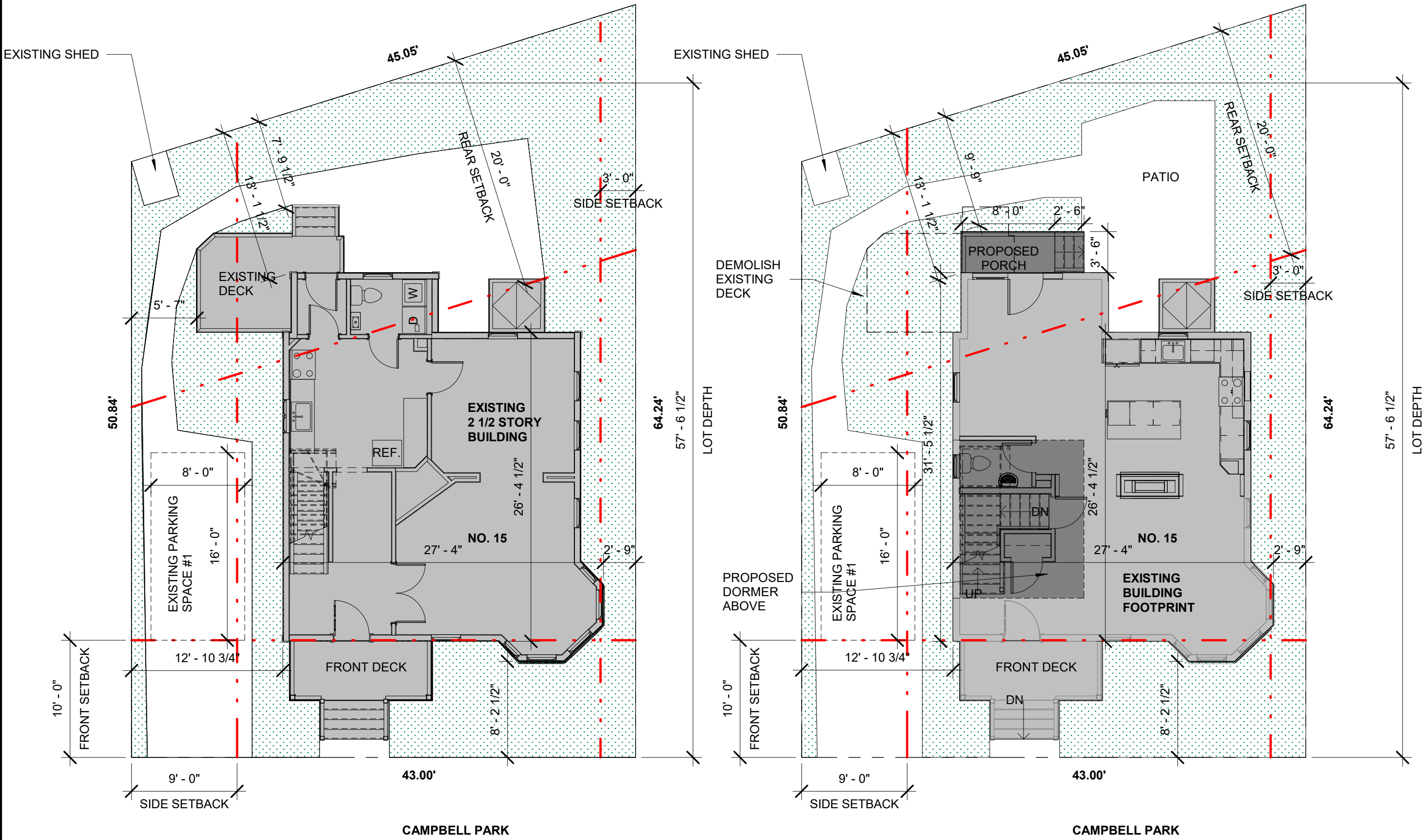
AREA
CALCULATIONS

A-015

15 CAMPBELL PARK

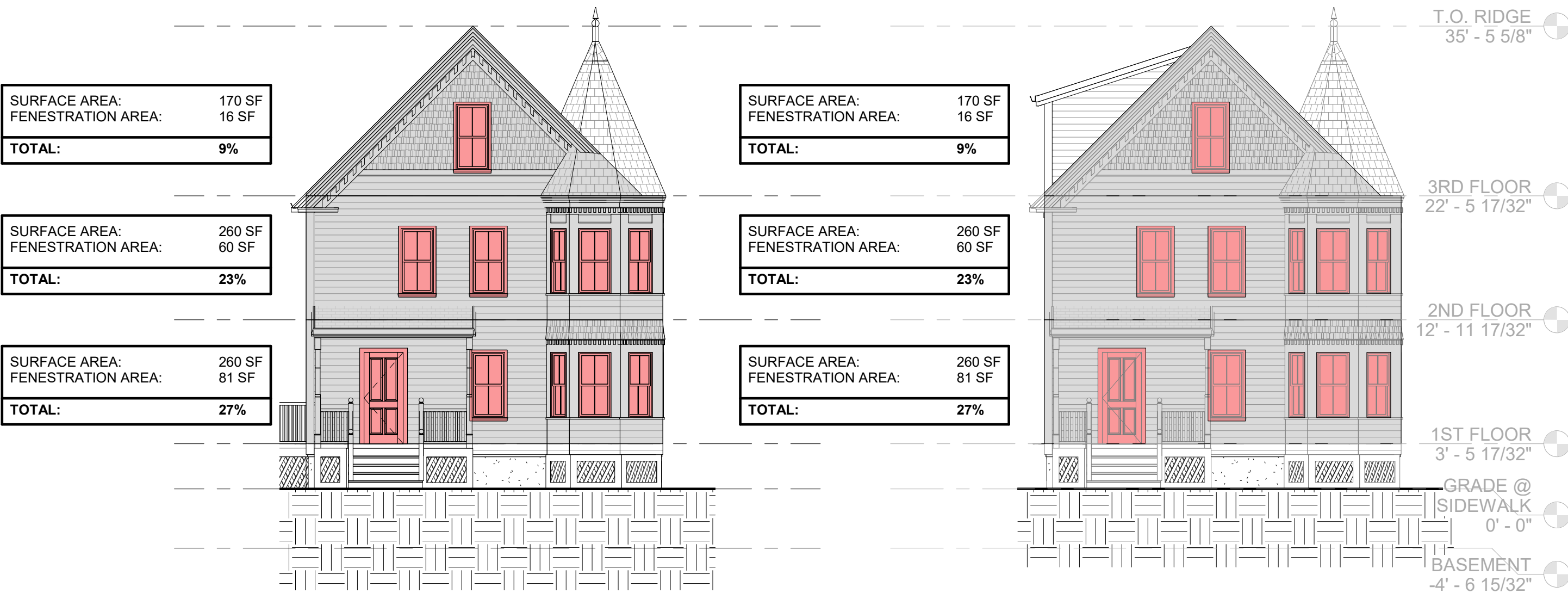
ZONING DIMENSIONAL TABLE				
	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	NR ZONE			
BUILDING TYPE	DETACHED HOUSE	DETACHED HOUSE	DETACHED HOUSE	EXISTING/ COMPLIES
LOT SIZE		2,474 SF ±	EXISTING	
LOT DIMENSIONS				
LOT WIDTH (MIN.)				
FRONT DRIVEWAY ACCESS	34 FT	43' - 0"	EXISTING	COMPLIES
LOT DEPTH (MIN.)	80 FT	57'- 6 1/2" +/-	EXISTING	EXISTING/ DOES NOT COMPLY
LOT DEVELOPMENT				
LOT COVERAGE (MAX.)	60% / 1,484 SF	38% / 948 SF	36% / 894 SF	COMPLIES
GREEN SCORE				
MINIMUM	0.35	UNKNOWN	EXISTING	EXISTING TO REMAIN/ UNKNOWN
IDEAL	0.40			
BUILDING SETBACKS				
PRIMARY FRONT (MIN. / MAX.)	10 FT / 20 FT	8.2'	EXISTING	EXISTING / DOES NOT COMPLY
SECONDARY FRONT (MIN. / MAX.)	10 FT / 20 FT	N/A	N/A	N/A
SIDE SETBACK (MIN.)				
FRONT DRIVEWAY ACCESS	3 FT	2.75' (RIGHT) 5.6' (LEFT TO DECK)	EXISTING (RIGHT) 12.9' (LEFT)	EXISTING / DOES NOT COMPLY COMPLIES
SUM OF SIDE SETBACK (MIN.)				
FRONT DRIVEWAY ACCESS	12 FT	8.35'	15.65'	COMPLIES
REAR SETBACK (MIN.)	20 FT	7.8'	9.75'	EXISTING / DOES NOT COMPLY
BUILDING SEPERATION (MIN.)	10 FT	N/A	N/A	N/A
PARKING SETBACKS				
PRIMARY FRONT SETBACK (MIN.)	20 FT	10'	EXISTING	EXISTING / DOES NOT COMPLY
SECONDARY FRONT SETBACK (MIN.)	10 FT	N/A	N/A	N/A
MAIN MASSING				
FACADE BUILD OUT (MIN.)	50% / 21.5'	27'-4"	EXISTING	COMPLIES
WIDTH (MIN. / MAX.)	22 FT / 28 FT	25'-5"	EXISTING	COMPLIES
DEPTH (MIN./MAX.)	28 FT / 48 FT	26'-4 1/2"	EXISTING	EXISTING/ DOES NOT COMPLY
GROUND STORY ELEVATION (MIN.)	2 FT	3'-5 1/2"	EXISTING	COMPLIES
STORY HEIGHT (MIN. / MAX.)	10 FT / 12 FT	9'-6" ±	EXISTING	EXISTING / DOES NOT COMPLY
NUMBER OF STORIES (MAX.)	2.5 STORIES	2.5 STORIES	EXISTING	COMPLIES
ROOF TYPE	FLAT, GABLE, GAMBREL, HIP, MANSARD	GABLE	EXISTING	COMPLIES
FACADE COMPOSITION				
GROUND STORY FENESTRATION (MIN. / MAX.)	15% / 50%	27% (FRONT FACADE)	EXISTING	COMPLIES
UPPER STORY FENESTRATION (MIN. / MAX.)	15% / 50%	23% (2ND FL, FRONT) 9% (3RD FL, FRONT)	EXISTING EXISTING	COMPLIES EXISTING / DOES NOT COMPLY
USE & OCCUPANCY				
DWELLING UNITS PER LOT (MAX.)	3	1	EXISTING	COMPLIES
DWELLING UNITS (MAX.)	3	1	EXISTING	COMPLIES
OUTDOOR AMENITY SPACE (MIN.)	1 / DU	1 / DU	EXISTING	COMPLIES
REQUIRED ADU'S				
0 TO 2 UNITS	NONE	NONE	EXISTING	COMPLIES
PARKING REQUIREMENTS (WITHIN A TRANSIT ZONE)				
BICYCLE				
SHORT-TERM	NONE	NONE	EXISTING	COMPLIES
LONG -TERM	NONE	NONE	EXISTING	COMPLIES
MOTOR VEHICLE	1.0/ DU MAX.	1 SPACE (EXISTING DRIVEWAY)	EXISTING	COMPLIES

This plan is for informational and illustrative purposes only. The preparer of this plan makes no claim to its accuracy. This plan shall not be used or relied upon in any circumstance. A certified Land Surveyor shall provide an official certified plot plan.



1 EXISTING - SITE PLAN
1/8" = 1'-0"

3 SITE PLAN
1/8" = 1'-0"



5 EXISTING - SOUTH ELEVATION FACADE
1/8" = 1'-0"

2 SOUTH ELEVATION - FACADE
1/8" = 1'-0"

PROJECT NAME

15 CAMPBELL PARK

PROJECT ADDRESS

15 CAMPBELL PARK
SOMERVILLE, MA

CLIENT

MIKE TOKATLYAN

ARCHITECT



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Checked by JSK
Scale As indicated

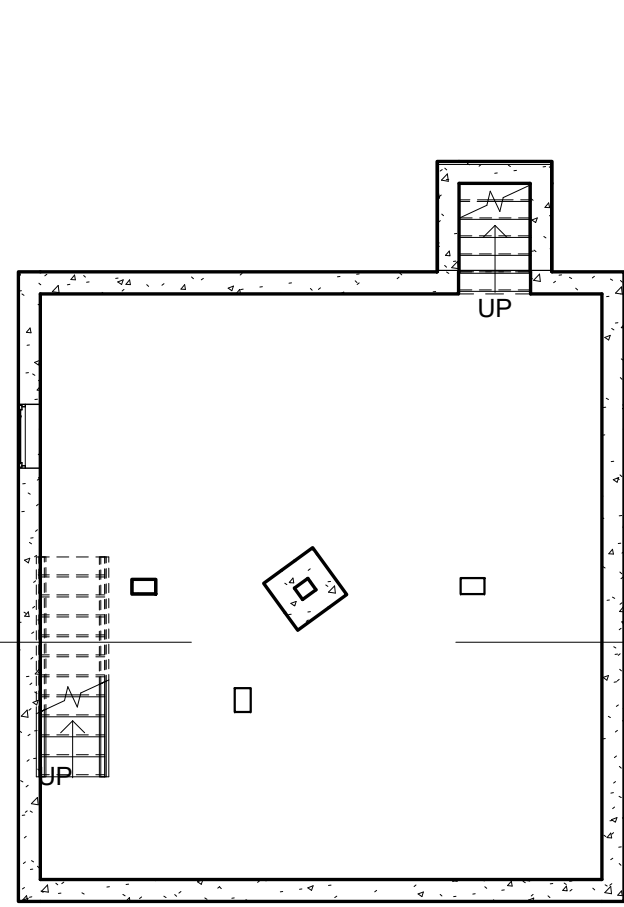
REVISIONS

No.	Description	Date

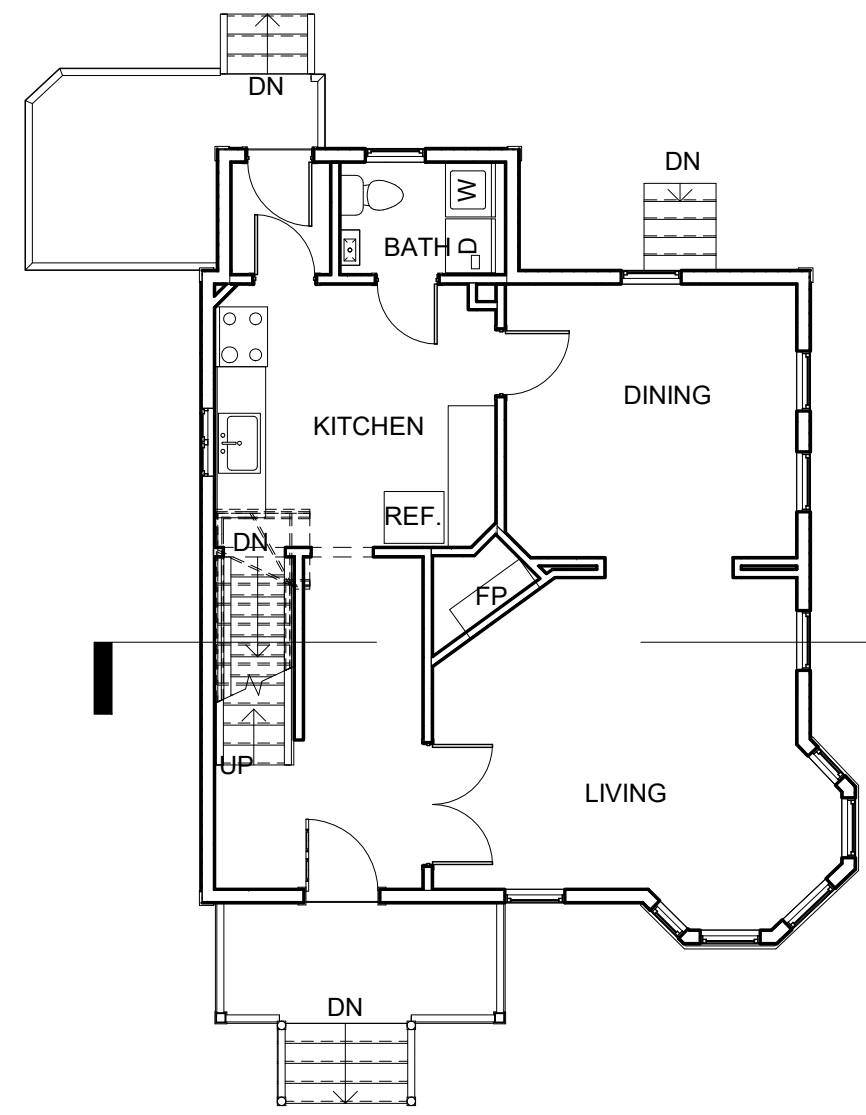
ARCHITECTURAL
SITE PLAN

A-020

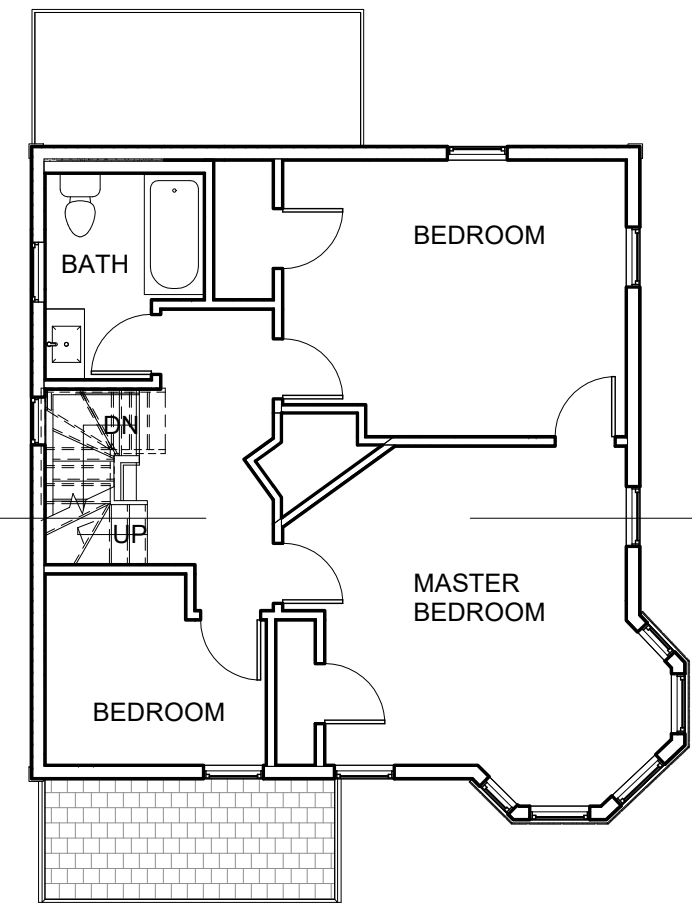
15 CAMPBELL PARK



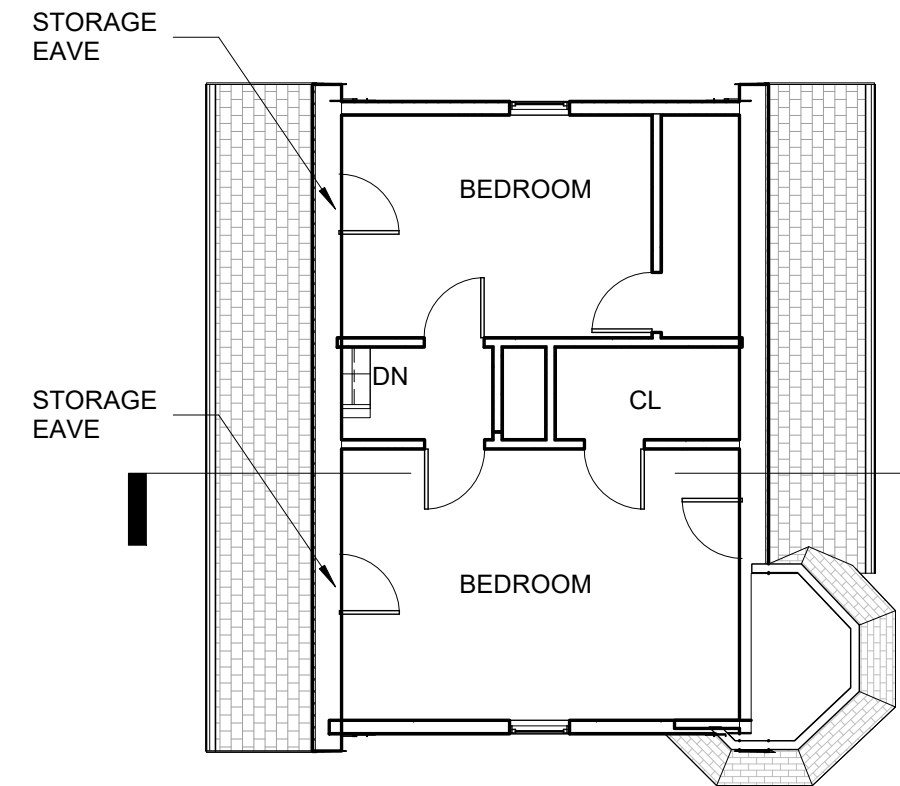
1 EXISTING - BASEMENT
1/8" = 1'-0"



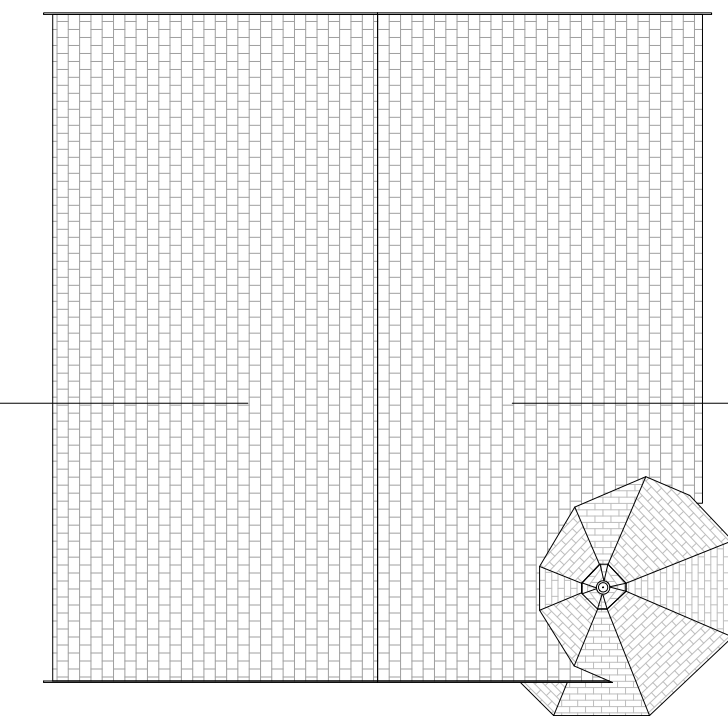
2 EXISTING - 1ST FLOOR
1/8" = 1'-0"



3 EXISTING - 2ND FLOOR
1/8" = 1'-0"



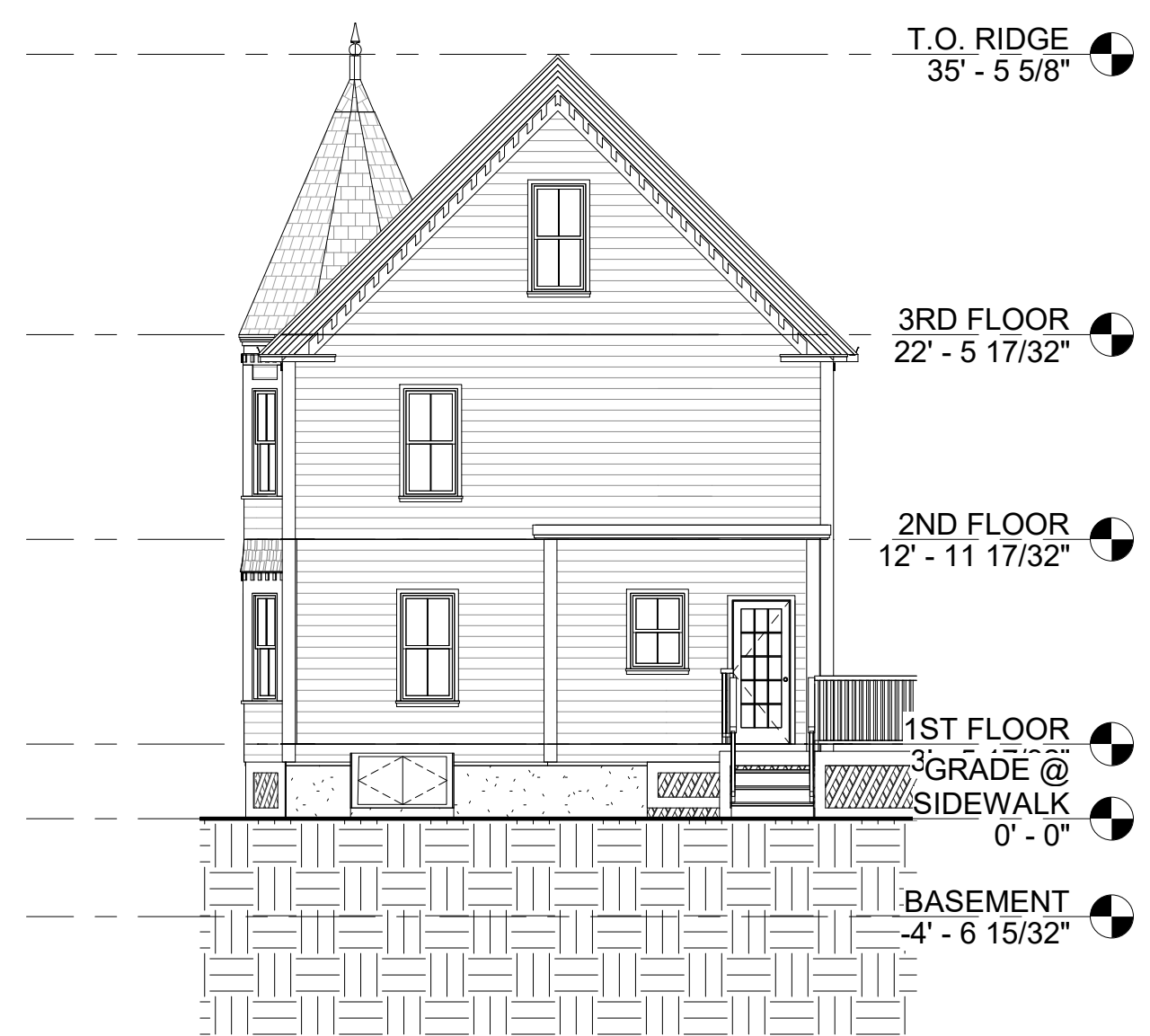
4 EXISTING - 3RD FLOOR
1/8" = 1'-0"



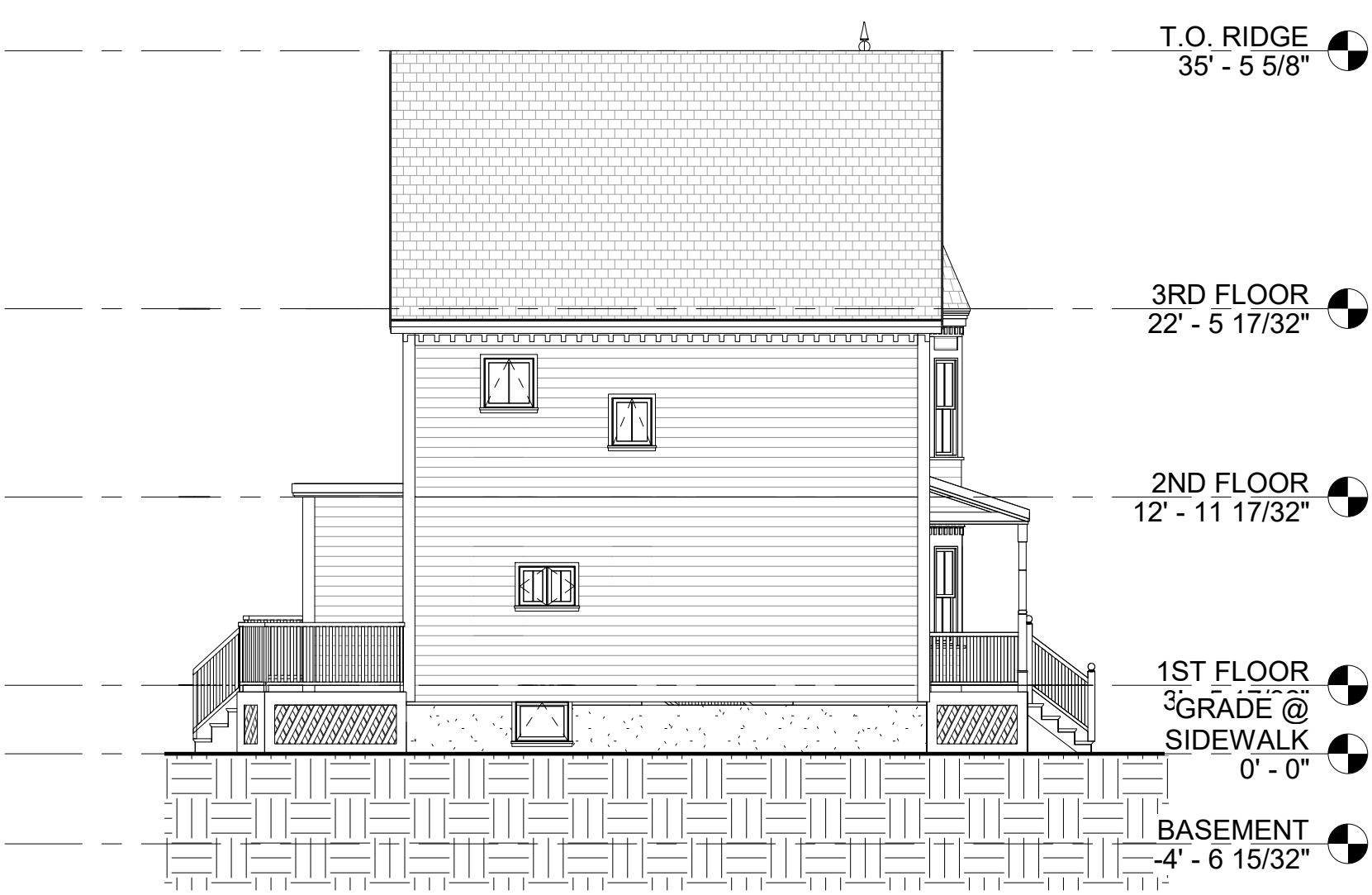
9 EXISTING - ROOF PLAN
1/8" = 1'-0"



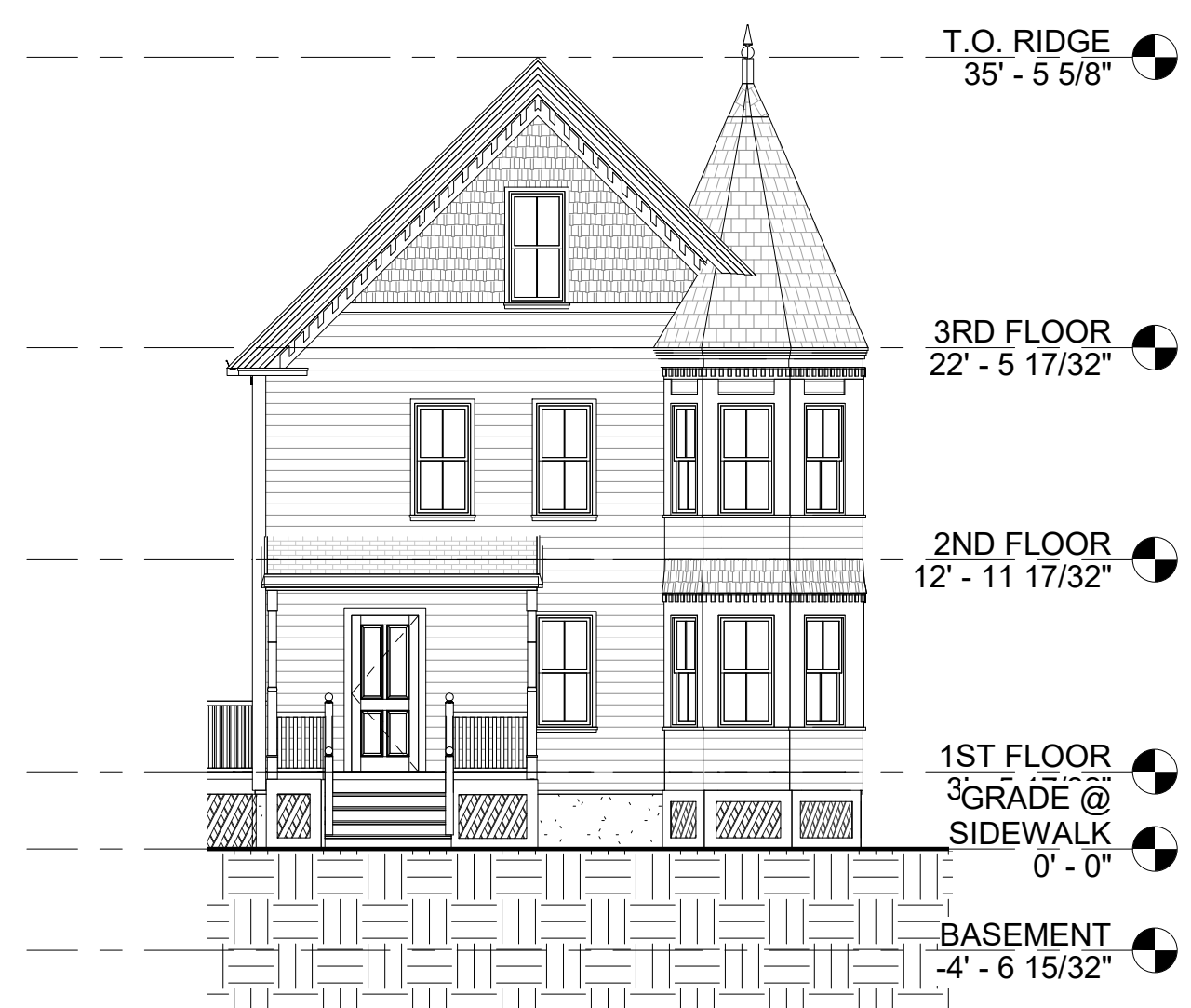
5 EXISTING - EAST ELEVATION
1/8" = 1'-0"



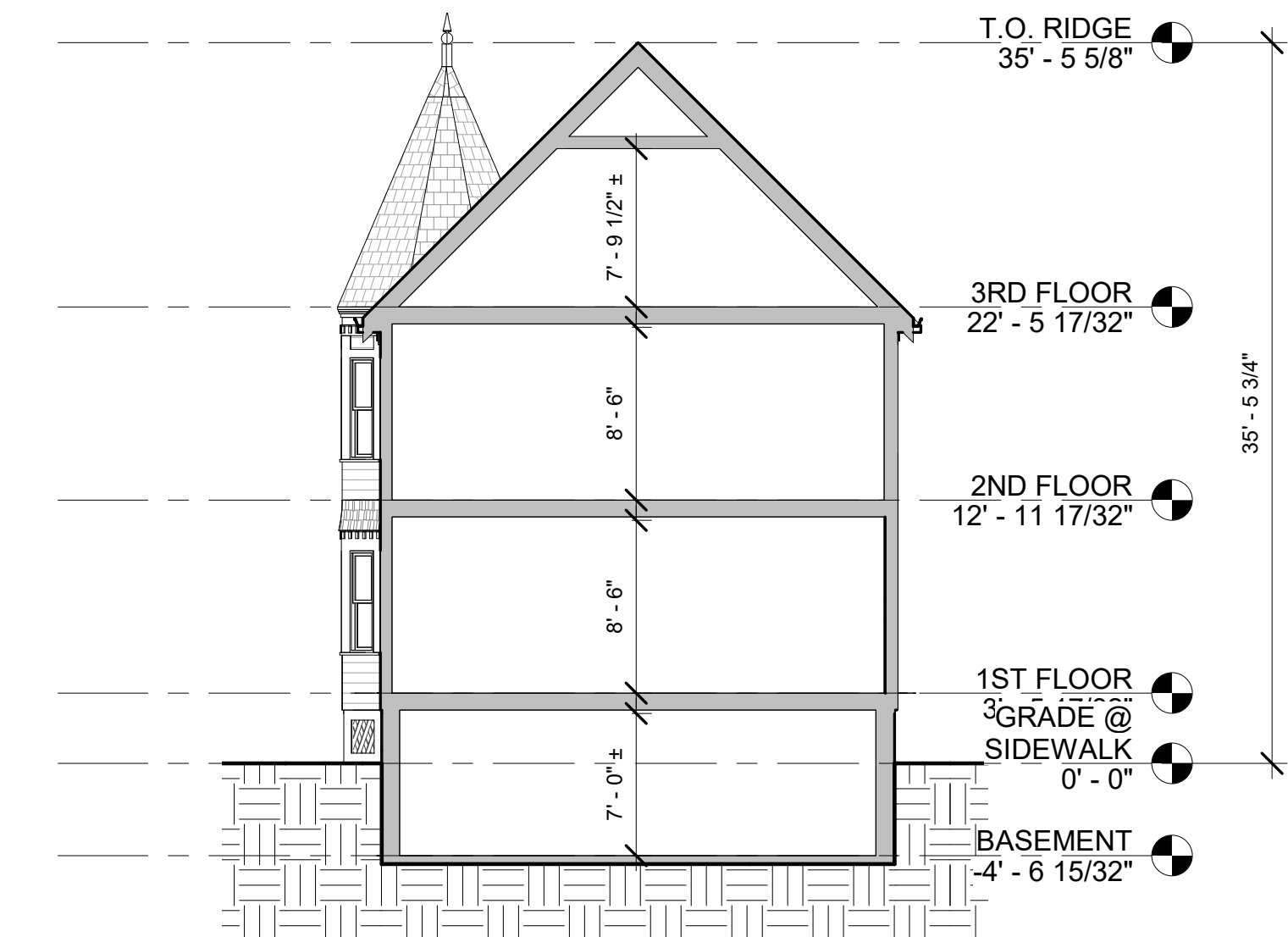
6 EXISTING - NORTH ELEVATION
1/8" = 1'-0"



7 EXISTING - WEST ELEVATION
1/8" = 1'-0"



8 EXISTING - SOUTH ELEVATION
1/8" = 1'-0"



10 EXISTING - SECTION
1/8" = 1'-0"

PROJECT NAME

15 CAMPBELL PARK

PROJECT ADDRESS

15 CAMPBELL PARK
SOMERVILLE, MA

CLIENT

MIKE TOKATLYAN

ARCHITECT



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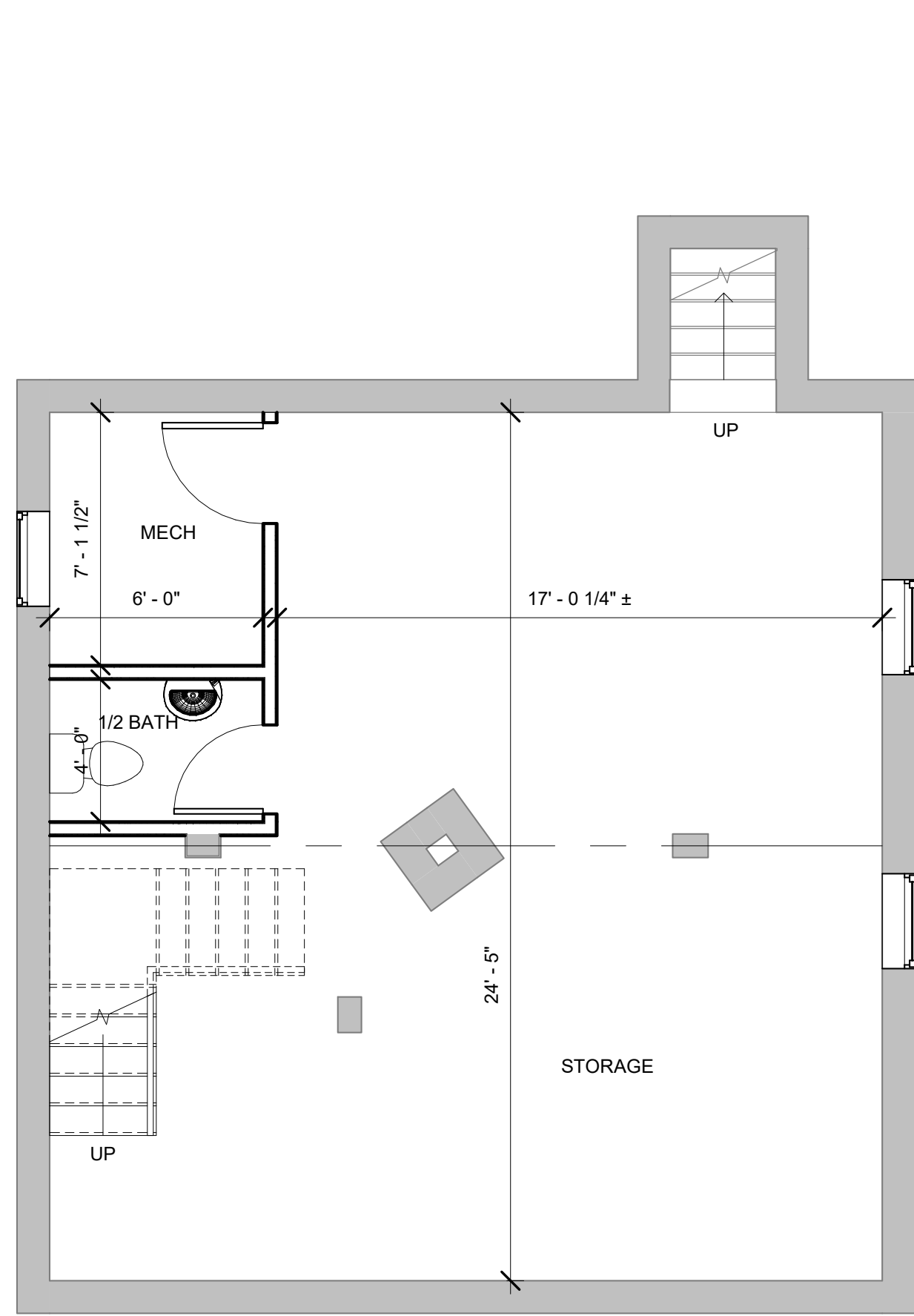
REVISIONS

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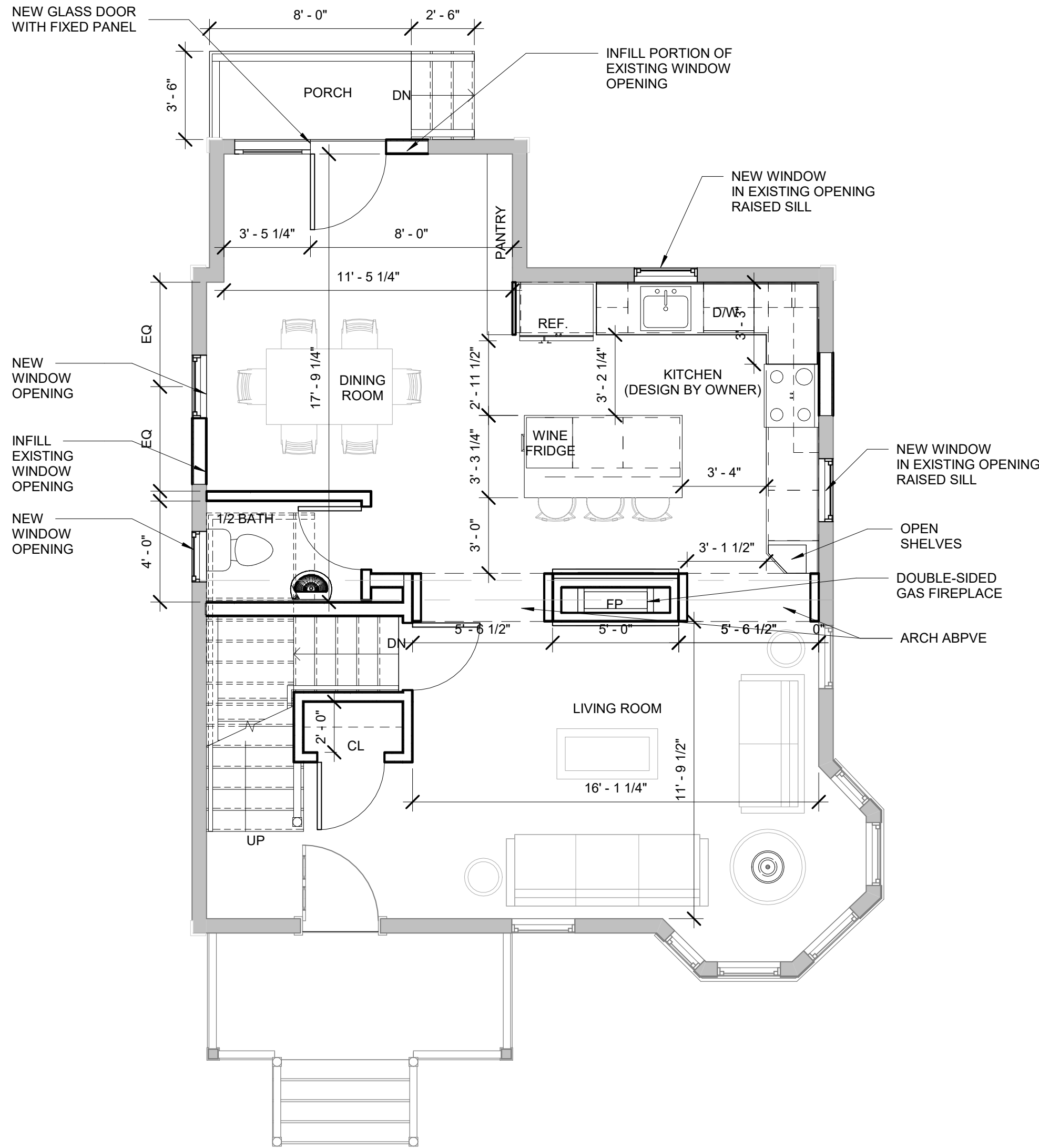
EXISTING
CONDITIONS

EX-100

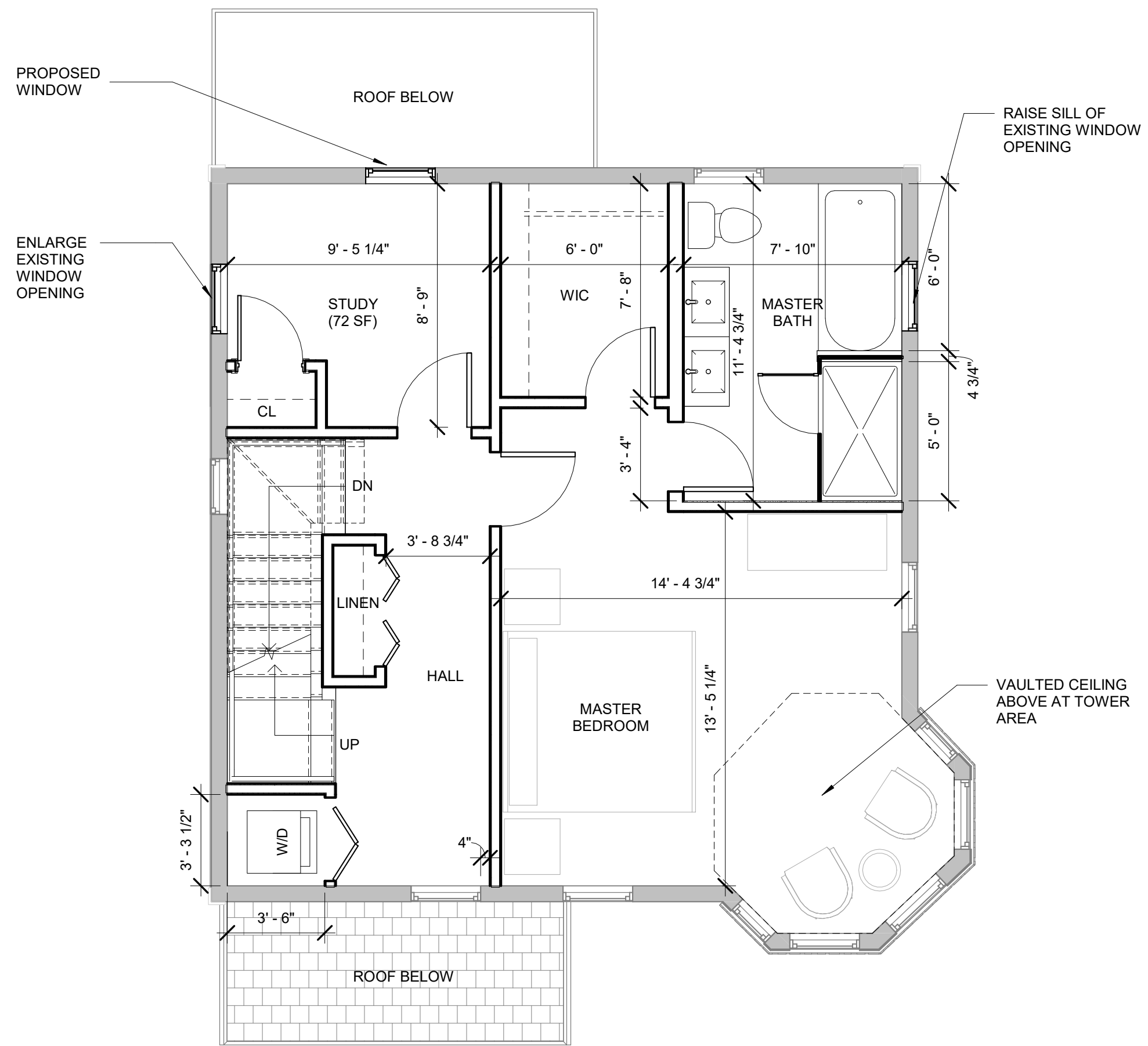
15 CAMPBELL PARK



① BASEMENT
1/4" = 1'-0"



② 1ST FLOOR
1/4" = 1'-0"



③ 2ND FLOOR
1/4" = 1'-0"

PROJECT NAME

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SOMERVILLE, MA

CLIENT

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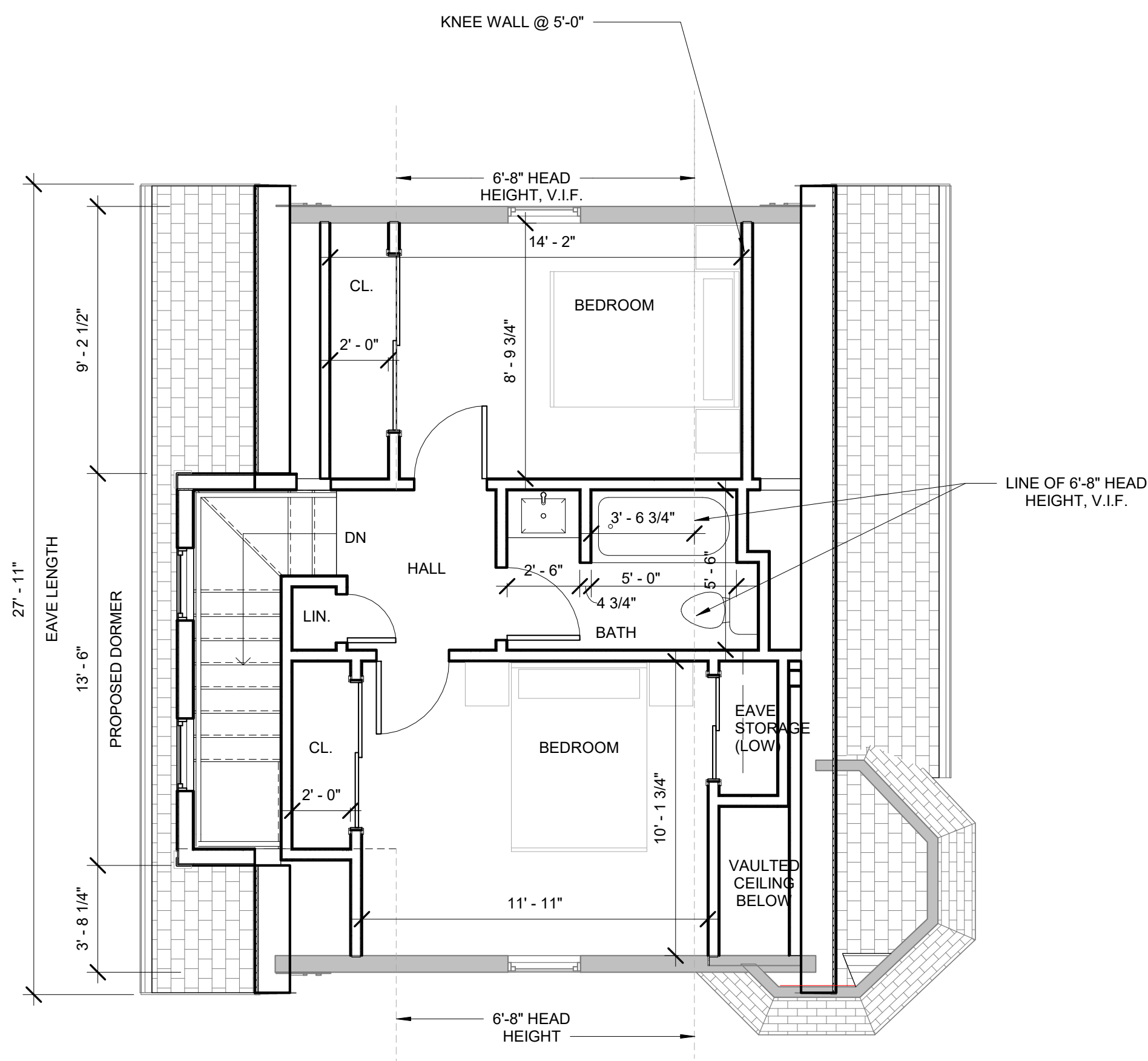
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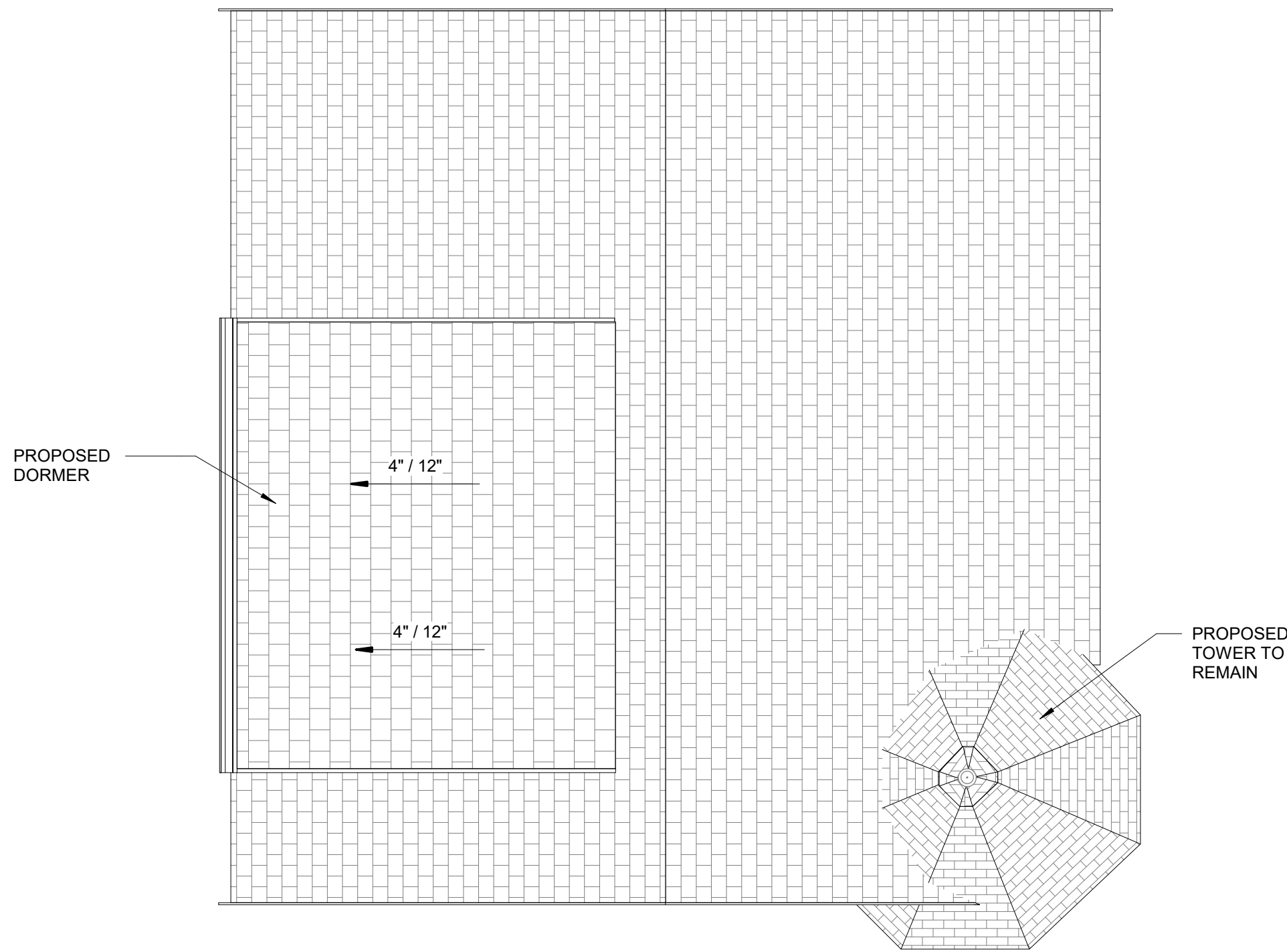
BASEMENT,
FIRST & SECOND
FLOOR PLAN

A-100

15 CAMPBELL PARK



1 3RD FLOOR
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"

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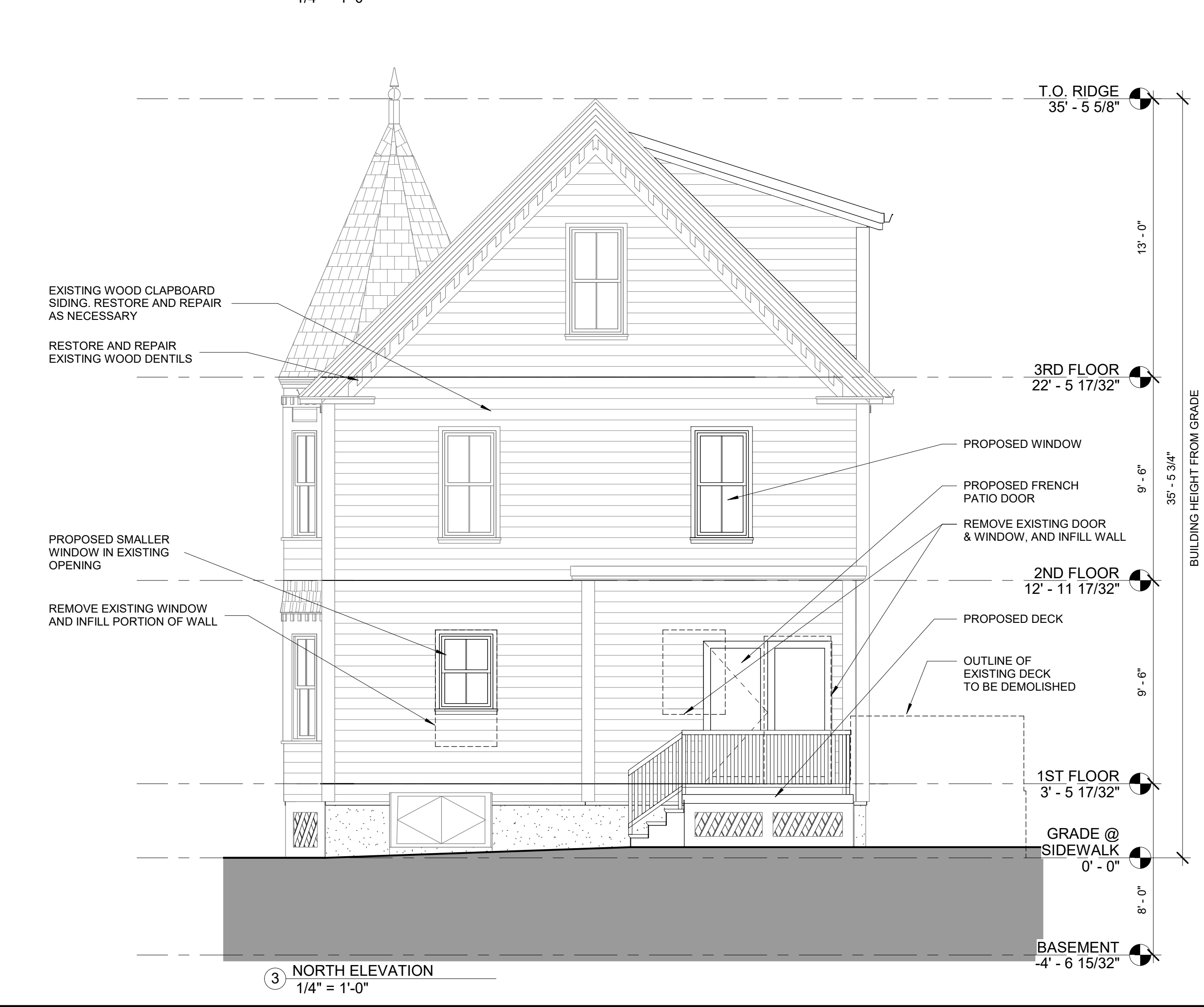
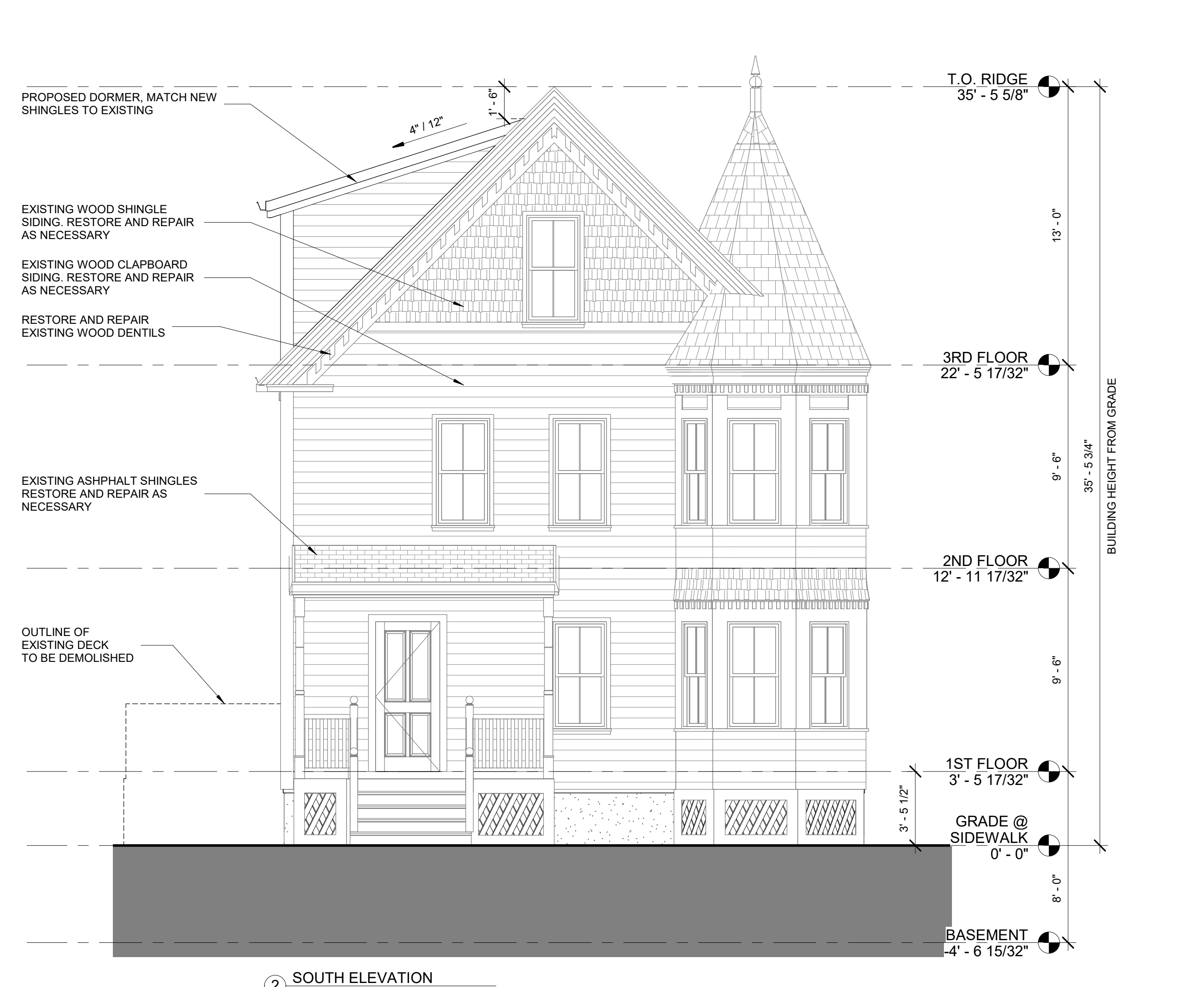
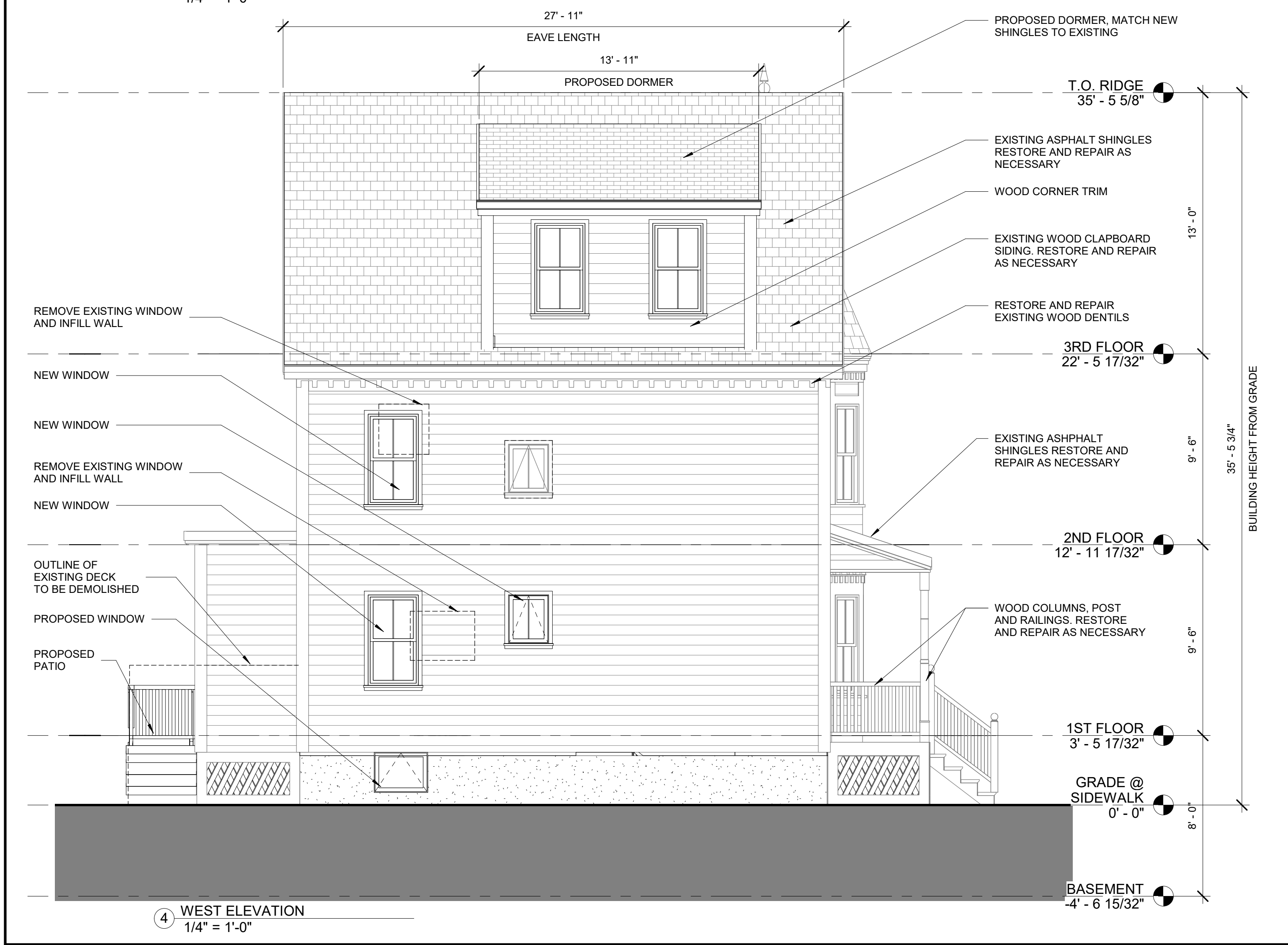
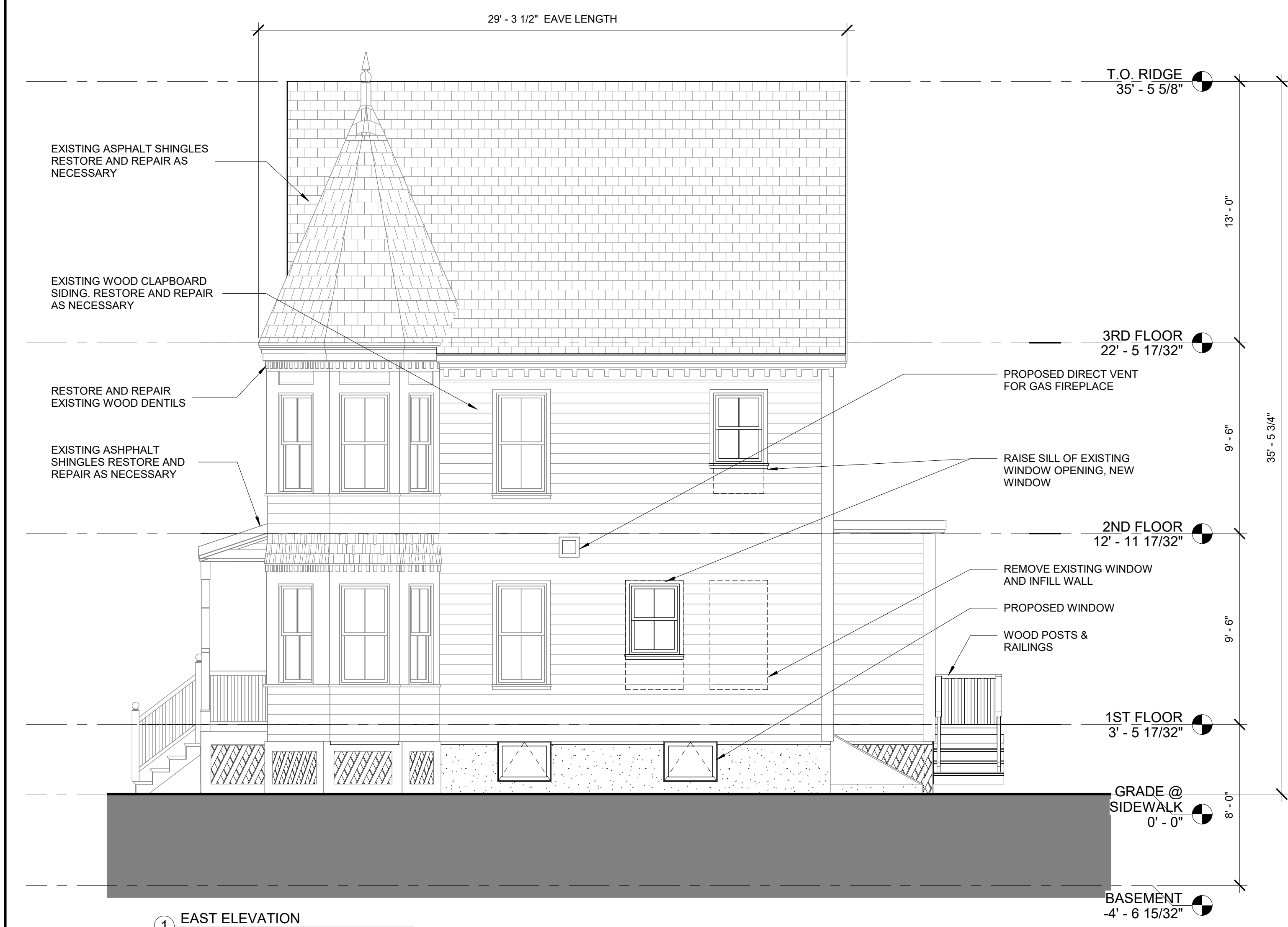
REVISIONS

No.	Description	Date

THIRD FLOOR &
ROOF PLAN

A-101

15 CAMPBELL PARK



PROJECT NAME

15 CAMPBELL PARK

PROJECT ADDRESS

**15 CAMPBELL PARK
SOMERVILLE, MA**

CLIENT

MIKE TOKATLYAN

ARCHITECT

DESIGN

KHALSA

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REVISIONS		
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ELEVATIONS

A-300

15 CAMPBELL PARK